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NOVA SCOTIA

A New Area for Settlement
in an Old Settled Province

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MAXWELLTON DISTRICT

NOVA SCOTIA

A NEW AREA FOR SETTLEMENT
IN AN OLD SETTLED PROVINCE

By F. H. KITTO, F.R.G.S.

Prepared under the direction of F. C. C. LYNCH, Superintendent,
Natural Resources Intelligence Service

DEPARTMENT OF THE INTERIOR, CANADA
HON. CHARLES STEWART, Minister W. W. CORY, C.M.G., Deputy Minister
OTTAWA, 1924

THE Natural Resources Intelligence Service is a branch of the Department of the Interior, one of the departments of the Government of Canada. Its function is to supply, free of charge, authentic information on the natural resources of Canada to all who are interested in them and in the problems associated with their development. In pursuance of this object it issues numerous reports, maps and charts which, it is hoped, will prove helpful to those making use of the Service.

Inquiries from intending settlers, business men, investors and others interested in Canada will be promptly and cheerfully answered.

It will assist materially if applicants will state their needs as clearly and in as detailed a form as possible. Often there is important unpublished information on file which can only be furnished when the wants of the inquirer are fully known.

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Prepared by the Natural Resources Intelligence Service, Dept of the Interior

MAXWELLTON DISTRICT, NOVA SCOTIA

PART I

Location and Extent of Maxwellton District and the Reasons for its Non-settlement

TO the homeseeker of limited means, bidding, perchance, farewell to childhood scenes, the "newness" of the country to which he turns his face is one of its most appealing features. It means free or cheap land, social equality and opportunities for financial success and personal advancement that are practically beyond his reach in his native environs. Canada has long been a favourite field for homeseekers. The successes achieved by the many thousands who have ventured into this great Dominion have hastened the settlement of the vast areas of free land once available. Free lands are now largely restricted to the outlying and rapidly retreating "frontier" regions of the so-called "newer" provinces.

In the rush and confusion attending the settling of such extensive areas it was inevitable that thoroughness could not at all times be maintained. Hence for economic, political, or other reasons various smaller districts were passed over. During the recent period of general readjustment a stock-taking of resources has thrown the spotlight on many such areas. They are to be found in greater or lesser dimensions in every province of Canada, including the "older," or eastern, provinces as well as the "newer," or western ones.

New Districts and Cheap Lands Included in such districts are former timber reservations, now culled out or cut over; areas formerly unfit for settlement because of lack of drainage, since provided; once inaccessible areas later traversed with roads, and lands reserved for sundry purposes but now thrown open. Timber and wild lands held by private owners for cutting or speculation and now forced on the market probably represent the greatest proportion of the new acreage available for settlement throughout the various settled parts of the several provinces.

Such tracts of new lands are of more than usual interest and value. They give the pioneer his opportunity to make a home and wrest a living from the primitive land without having to face the economic and social disadvantages usually entailed in so doing by reason of remoteness and isolation. Though such districts are locally of a pioneer nature their more advanced surroundings make available the amenities of civilization and provide scope for the enterprise and industry of the settler and an outlet for his products. Opportunities in such districts are alike available to newcomers to Canada and to those in adjacent and more crowded areas.

Maxwellton, a New District in an Old Province

A striking example of a new district in an old province is the Maxwellton area, the subject of this description, which is located in the old historic province of Nova Scotia, long since generally considered "settled up." That new lands in the midst of such long-established communities should now be available for homeseekers is a matter of considerable surprise to the public generally. When better known this area will no doubt be rapidly taken up.

In reckonings of settlement Nova Scotia is the oldest province in Canada, boasting of original colonization efforts launched over three hundred years ago. When French pioneers founded Port Royal in 1605 they established the first white colony in North America with the exception of Spanish settlements on the gulf of Mexico. Within fifty miles of the site of the original Port Royal the attractive area of Maxwellton still beckons for human occupants. The question naturally arises as to the reasons for this state of affairs. Several factors have been responsible, the principals of which are suggested in succeeding paragraphs.

The French explorers laid claim to the lands now approximately comprising the Maritime Provinces, to which they gave the name Acadia. Their earliest attempts at colonization were followed up in the course of a few years by the importation of some sixty families of peasants and artisans from the west coast of France, who were settled on the land adjoining the stronghold of Port Royal, now known as Annapolis Royal. These hardy and resourceful pioneers were the fathers of agriculture in Nova Scotia and the true founders of the Acadians, a distinctive type of people in which the prospective resident of Maxwellton district will be particularly interested.

In later years, after Acadia had passed into British possession, descendants of these Acadians established a new and distinctive community settlement on the shore of St. Mary's bay, in the adjoining county of Digby. Here the wealth of the sea lay at their doors while inland the lack of low areas such as their forefathers had been accustomed to reclaim by building dykes, deprived agricultural pursuits of special attractions for them. Hence a seafaring and shipbuilding industry prospered at the expense of farming, which received only minor attention.

The centre of this unique Acadian settlement might be given as the town of Meteghan. Northerly along the shore as far as Weymouth and southerly almost as far as Yarmouth their homes are clustered. So closely have their lives become associated with the sea that but a few miles inland, notwithstanding even the advent of a railway, small areas of virgin forest are still to be found, as well as partially cleared districts, of which Maxwellton is one.

Description of Maxwellton District

The Maxwellton district may be described as comprising a tract of semi-wild land, extending along the Dominion Atlantic railway, principally on its eastern side, from Meteghan to Hectanooga stations, and centering about the intervening flag-station of Maxwellton, from which it takes its name. It is located in Clare township in Digby county, one of the most southwesterly of Nova Scotia's eighteen counties. It borders on the rear or inland fringe of the Acadian settlement referred to in the preceding paragraph. While it can be assigned no fixed boundaries it may roughly be measured at about nine miles in length parallel to the railway, here running nearly north and south, by some six miles in breadth. Its area is therefore approximately fifty-four square miles. It comprises nearly one-sixth of Clare township, which is 340 square miles in extent. Digby county has an area of 1,000 square miles.

Clare township is triangular in shape, with the apex inclined inland, and the base, slightly concave, forming the coast line of the Atlantic ocean and St. Mary's bay from Maitland to Weymouth, a distance of thirty-five or forty miles. The coastal region is very picturesque, the rugged cliffs, crowned with small lighthouses, and the alternate beaches with backgrounds of verdant hills, resembling old country sea vistas. The winding shore road, built up so thickly as to resemble a continuous village street, adds to the charming effect of the old world-like scene.

Residence of J. L. P. Robichau, Maxwellton

Haymaking at Maxwellton

The inland part of the township may be described as of a general rolling character broken by a network of lakes, rivers and streams. Though much of it, viewed in small areas, is hilly and rugged, taken as a whole it cannot be termed mountainous. Very few of its elevations are so precipitous as to thereby seriously impair its agricultural value. The elevation of the Dominion Atlantic railway at Meteghan station, on the northerly limit of the Maxwellton district, is 131 feet above mean sea-level. At Hectanooga station, on the southerly limit, it is 170 feet. The irregularities of the surface are, as a rule, in the form of long, narrow ridges running in a northerly and southerly direction and separated by narrow valleys, many of which contain lakes of outlines corresponding to those of the bordering ridges. Round, dome-like elevations, however, break the regularity of this formation. The irregularities of the shores of the lakes, the many islands therein, and the mazy courses of the numerous small rivers and streams draining the area still further add to its general picturesqueness.

The western and wider part of Clare is drained to the seashore by three principal rivers and a number of lesser streams. The rivers are the Sissibou, the headwaters of which lie in the adjoining township of Weymouth, the Meteghan, and the Salmon. The Sissibou river discharges into St. Mary's bay at Weymouth at the extreme northwest angle of Clare township. Meteghan river reaches the shore about midway between its north and south extremities, while Salmon river, draining its central interior, finds its way to the sea near the southwest corner. Maxwellton district lies mainly in the watershed of Salmon river, though a small area is drained by the Meteghan.

The eastern, or apex, part of Clare, lying farthest from the sea, falls within the extensive watershed of Tusket river, which, with its numerous branches and lake expansions, forms one of the most intricate and beautiful water systems of Nova Scotia. The west branch of the Tusket winds from north to south across the east central part of Clare and is paralleled by a number of sister streams. Several lake expansions occur in this area, of which Wentworth lake is the principal. The country drained is somewhat more hilly and rolling than that of the Salmon and less surface rocks are in evidence. The easterly part of Maxwellton district is drained by the Tusket system.

In its primitive state the interior of Clare township must have been a hunters' and fishermen's paradise. Well wooded and watered, it offers the attractions of wilderness retreat with the advantage of being within a short distance of the coast and

easy of traverse. In its partly developed state it still appeals strongly to campers and may be classed in this respect with the famous Muskoka region of Ontario. In this connection alone its possibilities are well worthy of attention.

Reasons for Non-settlement

As suggested, several reasons may be assigned for the non-settlement of the Maxwellton district. They are mostly of an economic nature, some of which still prevail to a certain degree. Naturally it might have been expected that the Acadians would settle this area, it being adjacent to their holdings, which soon became overcrowded by reason of natural increase. Home-seekers from more distant lands probably knew nothing of this area, as it has been given no publicity.

The Acadian people, however, showed little inclination to penetrate inland, though a few prosperous communities have proved an exception. As a rule they clung to the shore community mode of existence, adapting themselves to a mixed occupation of farming, fishing and shipbuilding, rather than to straight pioneer farming. Being of a home-loving and gregarious nature they shrank from the isolation of the backwoods farm, even when the building of the Dominion Atlantic railway largely overcame this objection.

Then the nature of the land itself did not invite settlement, for it may be frankly stated at the outset that the soil is not of the most fertile, the territory is rough and broken by numerous hills, valleys, lakes and streams and the presence of heavy growths of woods and thick scatterings of surface stones makes the task of clearing this land no easy one. To this may be added a dearth of roads and the lack of any organized system of marketing farm products. Further, most of the land itself was held as timber or wood lots, and its preservation as such was long considered as important as its settlement.

The obstacles enumerated, however, are not as serious as imagined. A more progressive land-settling people would have quickly overcome them, but the Acadians preferred to follow other lines, which were no doubt at the time both more attractive and profitable. The youth found ready employment with enticing wages in the conveniently near New England states, and for decades have drifted thither, being thus lost to the mother country. Investigations have disclosed possibilities of considerable development in the Maxwellton district, if directed along proper lines. To the homeseeker of limited means these opportunities are of more than usual interest.

PART II

Description of the District—Its Natural Resources, Soil, Climate, Etc.

LIKE the French-Canadian farmers, the Acadians settled in Clare township on long, narrow farms fronting on the shore. A road was built paralleling St. Mary's bay, and facing this their houses were built. When a farmer's sons reached maturity he divided his land with them, and, in order that all might build their homes on the main thoroughfare, the farms were split lengthwise. In course of time the width of farms became so diminished and the number of houses so increased that the main road took on the appearance of an extended village street. It was further augmented by the addition of business houses, blacksmith shops, churches, schools, residences of those engaged in occupations other than farming, and various other structures scattered along as circumstances warranted. To-day this unique and picturesque street extends along the shore from one extremity of the township to the other. It forms part of the "Evangeline trail" running from Halifax to Yarmouth, and is one of the favourite drives of visiting motorists.

Adjacent Settlements

Along this road, and on its numerous short branch roads, the more intensely settled spots have produced a number of postal centres and villages. From north to south are found Weymouth, on the township border, New Edinburgh, St. Bernard, Belliveau, Grosses Coques, Church Point, Little Brook, Comeauville, Saulnierville, Lower Saulnierville, Meteghan River, Meteghan, Meteghan Centre, Bear Cove, Mavilette, Cape St. Mary, Salmon River, Lake Doucette, Mayflower, Woodvale, Springdale, Cedar Lake, and Beaver River, with Port Maitland just over the township line and the town of Yarmouth a few miles beyond. Along the shore and in these villages is found the bulk of Clare residents.

The principal inland settlement centres around Corberrie, a small village north of Wentworth lake on the West Branch Tusket river. As the crow flies Corberrie is over ten miles from the nearest point on the shore and considerably further by any travelled routes. A road running southerly and westerly gives an outlet to the coast at Salmon River with a branch leading

Apple Picking Time at Maxwellton

Robichau's Saw-Mill, Maxwellton

directly to Yarmouth. Northerly this road extends to Weymouth and inferior ones reach the shore at Church Point and Belliveau. Other postal points on these roads are Briar Lake and Richfield, south of Corberrie, and New Tusket, Havelock, Hasset and Weaver Settlement to the north.

Before the building of the Dominion Atlantic railway the Maxwellton district was virgin territory surrounded by the settlements referred to. The railway, running south from Weymouth, parallels the coast at a distance of about three miles as far as Meteghan station, then swings farther inland and traverses the unoccupied territory referred to. Maxwellton flag-station is about four miles below Meteghan, and six miles farther south is Hectanooga, where the railway crosses the Salmon River—Corberrie road. About midway between the latter stations is a siding locally known as Robichau's and Sigogne's siding.

At Meteghan station there is a very small cluster of buildings, comprising post office, railway depot, potato warehouse, two stores, a shoe shop and the homes of a few settlers. At Hectanooga a slightly larger village is found, including a church. Maxwellton boasts a saw-mill, post office, some promising orchards and farms and a few summer cottages. A few small farms and a couple of saw-mills are found near Sigogne's. Along the few roads leading to the shore and on the Corberrie road are located several settlers who have made more or less progress in clearing land and planting orchards. An attempt has been made to indicate on the accompanying plan the extent of the settlement in Maxwellton district, which, though limited, removes much of the pioneer atmosphere.

Forests Mainly of Hardwoods

Taken as a whole the Maxwellton district may be considered a forested area, though such description cannot be applied with any degree of uniformity. In its primitive state all land areas, except certain low bogs or marshes, appear to have been covered with a dense growth of mixed woods. The lands actually cleared for cultivation are as yet comparatively limited, though burnt-over and second-growth areas that have been improved for pasture constitute greater acreage. The more distant parts of the district, in the vicinity of Corberrie, for instance, have been remarkably free from forest fires.

As a rule the hills and ridges are covered, or have been covered, with a growth of deciduous trees, while in the valleys and bordering on numerous lakes and streams of the district are to be found various species of conifers. So marked is this divi-

sion that the "hardwood ridges" of Maxwellton are a distinct feature. Viewed from an elevated point they give a most pleasing effect, especially during the summer and fall seasons. Each ridge has the appearance of a well-groomed grove, the ends, low and pointed, gradually rising and broadening into full beauty of a dense and slightly rounded centre varying in length from a mere knoll to a couple of miles.

The principal hardwood, both in numbers and size, is the yellow birch, which grows profusely in all parts of the district. Other abundant species are beech, maple and ash. Of the conifers the most abundant and valuable tree is the spruce. White and red spruce are found on nearly all well drained valley lands, while black spruce abounds in wet areas. Other species include hemlock, balsam, fir, larch and a limited amount of pine. The absence of oak, elm and cedar is rather remarkable. Included in the underbrush and in the second-growth areas are prolific growths of alder, choke cherry, paper birch, and berry bushes. Naturally the most valuable trees and those species of wood in greatest demand have been the first cut. Pine and spruce, consequently, have been sought out and largely eliminated. At present there is little or no demand for hardwood, and the logging operations are mainly confined to the conifers, of which spruce is about the only species still found in commercial quantities. At best but a small supply of it remains.

There are no Crown timber lands or Crown lands of any description in this district. In fact, practically all the Crown lands of Nova Scotia have been alienated. In early days they were largely disposed of in generous grants to ex-soldiers and others, usually on the understanding that certain colonization efforts should be the price paid. Roughly subdivided and disposed of without serious attempts at settlement much of this land is now in the possession of absentee owners. Having no intention of settling on the land, and not being able to derive an income from their holdings in any other manner, many such owners have sold the cutting rights to lumbering companies. In such cases the woods so affected have usually been ruthlessly culled.

On the other hand a large portion of the Maxwellton area is owned by various residents of the adjacent shore settlement, referred to in a preceding section. Realizing that the wood supply of the thickly settled shore district would not last long, many of the pioneers, with commendable foresight, acquired tracts of forest land lying in the interior to be preserved as "wood lots." Handed down from generation to generation and

possibly subdivided from time to time, these wood lots have been preserved as a heritage of recognized value. Each winter the owner pays his annual visit, establishes a temporary camp, examines his trees and cuts his year's supply of firewood, culling out that which is in danger of going to waste. A limited supply of logs to be sawn into lumber for his own use, or some ship timber for sale, may also be cut, but, generally speaking such owners cut scientifically and are practising in a more or less intensive way commercial forestry.

The numerous lakes, rivers and streams of the district have been utilized in transporting logs from the bush or for driving machinery to cut them. Rough logging roads honeycomb the woods in every direction. Most of these, however, are winter roads only and lead from lake to lake in order that the ice may be followed as much as possible. In case of settlement they would prove of great convenience in pioneer operations, especially during the winter months. Improvements have been made for the purpose of driving logs on Meteghan, Salmon and Tusket rivers and on many of the large streams. Such works include the clearing of the river bed and the building of dams, gates and chutes to control the head of water and facilitate the handling of logs. Many of these works are now falling into ruin.

Water-power has largely been utilized in driving mill machinery and numerous small sites on the three rivers mentioned have been developed. Small saw-mills, capable of cutting from ten to thirty thousand board feet per day, have been operated at various strategic points on these rivers, and numerous logging camps were built throughout the woods. As many as five of these saw-mills were cutting at one time on Meteghan river in addition to numbers on the Salmon and Tusket and an occasional steam mill elsewhere. During the past year several mills were in operation. Others have been abandoned as the water or timber supply became exhausted.

Soil and its Improvement

Careful examinations of the soil in general and chemical analyses of several typical samples in particular, disclose the fact that the soil of Maxwellton district, though not of a high grade, compares favourably with the soils of Nova Scotia at large. The rocks underlying the Maxwellton district are principally quartzites and slates. These are metamorphic rocks of the class yielding poor quality soils. That derived from the slates is the more valuable of the two. The quartzites are aggregations of sand grains cemented and fused together. On

A Glimpse of Meteghan

St. Anne's College, Church Point

disintegration they give rise to sandy and gravelly soils. Slates are shales hardened through the action of heat and pressure. In decomposition they revert to clays.

On the quartzite soils are found abundant growths of heath plants, the leaves of which in decomposing tend to make a sour soil. Poor drainage on much of this soil also adds to its acidity. On the other hand the slate soils have been considerably enriched by the addition of organic matter and humus and can now be classed as fairly good soils. In some of the valleys are found limited areas of alluvial soils and there are several marshes and bogs covered by a sort of peat. A good depth of soil appears uniform and there are practically no outcrops of bedrock.

Officers of the Provincial Agricultural College, Truro, have visited this district for the purpose of examining the soil and obtaining samples for chemical analysis. Dr. M. Cumming, Principal of the College and Secretary of the Provincial Department of Agriculture, has also personally visited Maxwellton and has made careful studies of the condition of growing crops, gardens and orchards and the results obtained from efforts to improve the soil by drainage and the application of various fertilizers. Speaking from the results of his own observations as well as those of his colleagues Dr. Cumming states that, while the soils are deficient in plant food, they compare favourably with the average soils of Nova Scotia farming areas and respond with most encouraging promptness to attention directed towards their improvement. The greatest shortcoming of the soil is its lack of humus or plant food. In other respects it is admirably adapted to cultivation. The remedy for this state of affairs is the direct application of fertilizers containing the required elements, and, through the process of a proper method of cultivation, the gradual building up of the soil. No serious difficulty should be experienced in obtaining, in the course of a few years, soil of satisfactory fertility.

The most serious obstacle pertaining to the soil is not found in its condition proper, but rather in its accessibility and utility owing to its very stony nature. The soil itself, Dr. Cumming has asserted, need cause no apprehension, provided the problem of clearing it from stones can be economically solved. With varying degrees of intensity the whole of the Maxwellton district is covered by a surface scattering of fragmentary rocks. Very few of these are large enough to compare with the boulders found in Yarmouth and Shelburne counties. They vary in size from coarse gravel to fragments which will tax a team of horses

or yoke of oxen in hauling away. Both round boulder-like stones and flat block-like fragments of slate are found.

At first glance the district might easily be condemned because of this condition, and indeed it is serious enough. A closer examination, however, puts a more hopeful aspect on the case. Several interesting and rather unique features are found. In the first place the hardwood ridges and uplands are the least affected by stones while the valleys and lowlands are thickly strewn. This is exactly the reverse of what is usually found in such rolling sections of country. In the second place these stones appear to lie on the surface or at a very small depth only. If gathered up and removed preceding and following the first ploughing there would apparently be no recurrence of this task, whereas in many stony areas fresh stones are always "working up," as the farmers report, and such lands are always stony.

Clearing would appear to be reasonably feasible on possibly the greater part of the land areas, including the ridges and uplands mentioned, but not so on much of the valley and low-lying land. Most of such areas, however, could be utilized as pasture. On the whole the stony condition of this area, while increasing the work involved in pioneer operations, does not appear to be of a real obstacle to its development.

Climate and Precipitation The centre of Maxwellton district lies approximately in longitude 66 degrees west and in latitude 44 degrees 15 minutes north. The whole of Clare township falls between latitude 44 degrees and 44 degrees 30 minutes north. It is one of the most southerly municipalities of Canada and its latitude is the same as that of the northern part of York county in Ontario, of which the city of Toronto is the county seat. The only portions of Canada that are farther south are the lands immediately adjacent and extending to the extreme southwest point of Nova Scotia, and the more southerly parts of the western peninsula of Ontario.

The Annapolis valley, which has long been famous for its production of apples, lies partly to the north of and partly to the south of the 45th parallel of north latitude. Kentville and Berwick, two of the principal shipping points for this valley, are between 60 and 70 miles farther north than Maxwellton. As regards its latitude, therefore, the Maxwellton district occupies one of the most southerly areas of either Nova Scotia or the whole of Canada.

More important still is its location with respect to the various currents of the ocean by which Nova Scotia is almost

surrounded. The moderating influence of the Gulf Stream extends to the southwesterly part of the province, which is still further favoured by being entirely free from the adverse effects of the ice floes that come down from Arctic regions and infest the more northerly shores. These currents, with their extremes of temperature, give rise throughout Nova Scotia to a much greater variation in climatic conditions than might be expected from difference of latitude alone.

The cold winds and the fogs of the Bay of Fundy seldom reach far enough inland or southerly to be felt at Maxwellton. Even the more adjacent westerly coast is somewhat protected by the promontory known as Digby neck, which extends into the sea and forms St. Mary's bay. The district is sufficiently near the sea to be under its general climatic influence and yet far enough inland that the intervening hills and woods serve to break and modify the immediate harshness of inclement weather conditions. The general elevation, being about 150 feet above sea-level, gives rise to somewhat lighter atmospheric conditions than prevail on the shores. The effect is quite marked in connection with fog. Yarmouth, just 25 miles south of Maxwellton, is frequently enveloped for hours in dense fog while sunshine prevails at the latter place.

In general terms the climate of Maxwellton may be termed moderate to mild. Extremes of either heat or cold do not occur and the fall of rain and snow is ample without being excessive. The growing season is long but not rapid. Winters are, in comparison with the average Canadian winter, fairly short and mild, though cold enough to cause the lakes and rivers to freeze over and to permit the accumulation of a considerable depth of snow. Zero weather is seldom encountered. During the summer months excessive heats are not experienced by day and the nights are always cool. Variations in temperature are both gradual and limited, this being applicable to diurnal as well as yearly changes. Climatic conditions are exceedingly healthy and enjoyable and are an important asset in the settlement and development of the district. They would appear to be especially favourable for fruit-growing operations, including apples, as the winters are not severe and late spring frosts are not prevalent.

The average yearly precipitation is about 40 inches. This includes both rainfall and snowfall, expressed in the equivalent of all rain. In reducing the precipitation to a common basis ten inches of snow are considered equal to one inch of rain.

Picturesque Cape St. Mary

A Typical Cove on St. Mary's Bay

A few comparisons with other districts in Canada may prove interesting. Western Ontario, including the famous Niagara fruit belt, has an annual precipitation of about 40 inches; the Okanagan valley of British Columbia, where fruit lands are irrigated, has but 10 inches; Terrace, the centre of a new fruit belt in the Skeena valley of British Columbia, has about 41 inches; the Peace River district of northern Alberta, 16 inches; the dry belt of southern Alberta, 12 inches, and the Red River valley of Manitoba about 21 inches. The yearly precipitation in England averages about 26 inches. Maxwellton enjoys an ample supply of moisture for all agricultural and horticultural purposes but is free from the disagreeable features of excessive precipitation.

There is probably no section of Nova Scotia enjoying more favourable climatic conditions for the pursuit of industry or from the standpoint of personal health and enjoyment than Maxwellton. This is an initial and permanent advantage of incalculable value to the settler. It compensates in a large measure for some of the disadvantages pertaining to the rough nature of the land.

Game and Fish in Profusion

Clare township is very liberally supplied with several species of wild life and fish. As a hunting and fishing district it has attained considerable fame. On cleared and settled areas the wild animals and game birds have been more or less dispersed but they thrive in the adjacent woods and overrun, to a certain extent, the whole district. More intense settlement will, no doubt, prove disastrous to the larger species, though, with proper observance of the fundamentals of conservation, there is no reason why those more rugged areas which are likely to remain unimproved should not serve a useful purpose as game sanctuaries for all time.

Moose are found chiefly in the more remote and unsettled areas. Inland from Corberrie is said to be one of their favourite haunts though they are sometimes seen within a short distance of St. Mary's bay. They roam to a certain extent over the whole township. This lordly animal is the king of the Maritime forests, and some splendid spreads of antlers have been taken as trophies by visiting sportsmen. Of more practical interest to the settler, however, is the generous supply of wholesome meat obtained from the capture of one of these huge fellows.

Deer are quite plentiful in all parts of the township. This graceful and agile animal is not a native of Nova Scotia but was introduced many years ago, and so favourable have conditions proved that it has increased and spread over a large part of the province. It is of the " cotton tail " species, and, though much smaller than the moose, is highly valued as the source of delicious roasts of venison. During the summer and fall months it wanders freely over the farmers' pasture lands and fields and pays many a nocturnal visit to the kitchen gardens and orchards.

Of game birds that frequent the land the principal varieties are the partridge (ruffled grouse) and the woodcock. These are fairly plentiful and well distributed. With a little protection there should be no danger of their extermination. Along St. Mary's bay and the mouths of streams which enter it numbers of shore birds and wild fowl are found. At certain seasons of the year wild ducks visit these waters in large numbers and are occasionally seen on the interior lakes.

The fisheries of the various small lakes and streams of the interior do not rank of any commercial importance but they add much to the attractiveness of the district by the sport furnished in their taking and the additional delicacy thus provided the settlers' menu. Trout and salmon are the favourites found, and the federal government has already taken steps to augment this supply by the distribution of fry and fingerlings in interior waters. Among other species found is the perch, which is very edible. The nature of the country lends itself favourably to the establishment and maintenance of numerous local fresh water fisheries, from which settlers should derive considerable pleasure and, to a certain extent, profit.

The salt water fisheries of Nova Scotia rank as one of its major resources and deep sea fishing as one of its principal industries. Clare township has a coast line of nearly forty miles on St. Mary's bay from which this industry is carried on to a considerable extent. Lobster fishing is also extensively prosecuted in the bay and furnishes the chief occupation of large numbers of men during the open season. The proximity of the sea has, in some respects, been of little advantage to the interior, the fishing industries having overshadowed the agricultural. The attention of shore residents has been divided between the sea and the land with preference shown towards the former. Consequently efforts to bring the land under cultivation have been more or less spasmodic and half-hearted, results have been

indifferent, and farming has not acquired an independent standing.

Fortunately the wild life and fisheries of Maxwellton district have not been exterminated. In addition to species of value as food there will be found many little animals and birds that, by their presence, add much to the attractiveness of a rural region. Insectivorous birds have a great economical value to the farmer or fruit grower and song birds are everywhere welcome.

Water Resources of Maxwellton

The numerous small lakes, rivers, streams and springs that abound in Maxwellton district constitute one of the most ideal domestic and farm water supply systems to be found anywhere in Canada. The whole of the district might be laid out in farms of average size and scarcely a holding would be deprived of a share of this water system. The value of this resource, especially should dairying be extensively introduced, is beyond estimate. Any farmer who has ever experienced a shortage of water will testify to the importance and value of an ample supply of this vital fluid. The pumping of water entails considerable expense and labour. Even though plenty be obtained from this source to meet the requirements of the farm, it does not do so as economically or as satisfactorily as the surface supply. In warm weather cattle love to frequent the shores of lakes or to stand in shallow brooks to enjoy a respite from the heat of the day. The breezes that blow across the lakes, the pure, cooling waters of the brooks and the shade of overhanging trees serve to keep them contented, an important factor in the success of the dairy cow. Pastures beside these waters are likely to be more fresh and green than in dry areas. Further, the ever present stream or lake permits the cow to drink at pleasure, at any time of the day or night and at leisure. On the contrary, well-watering is often attended by irregularity, haste and crowding.

The quality of the water is good. It consists principally of the run-off from the adjacent lands, even the longest rivers of the district being comparatively local. The rainfall is filtered through hillsides of hardwood, valleys of softwood and underlying rocks of slates and quartzites. It gathers up no injurious salts or other elements and is quite clear and soft. As there is a liberal precipitation well spread over the year, there is little danger of a water shortage. This is further safeguarded by the irregular and wooded nature of the country, which moderates

Highway between Meteghan Station and the Shore

Rapids on Meteghan River

the run-off. The rise and fall of streams is steady and uniform and the flow does not vary to great extremes during the year.

A never failing supply of good well water is always desirable on a farm, especially for drinking and cooking purposes. No difficulty has been encountered in the Maxwellton district in securing such and at no great depths. In fact the excellent quality of well water and the shallow depths at which it is obtained are distinct features of this area. No difficulty appears to stand in the way of obtaining good permanent wells on either lowlands or highlands. In many instances advantage is taken of this feature by locating the well on higher ground than the dwelling and installing a gravity system.

The presence of water-powers is not a necessity to a farming community though it is advantageous. As might be expected from the nature of the country, there are numerous small power sites to be found in every part of Maxwellton district. Many of these have been developed in connection with the lumbering industry. As a rule the work accomplished has been of a more or less temporary nature only. Small saw-mills have been established as cheaply as possible with a view of running only during a few months of each year until the logs in the immediate vicinity were exhausted. No public or hydro-electric power plants have been undertaken though one such proposition is now being discussed.

The lower part of Meteghan river just above tide-water lends itself readily to the development of power. A chain of lakes forming the headwaters of this river could be controlled for storage purposes. Similar propositions might be found on the lower part of Salmon river or on Tusket river, but their capacity would be limited and their field very local.

The damming back of the water in numerous lakes has resulted in the flooding of considerable low land. As the power that could be developed in this district is very limited it is a question whether it would not be better policy to lower the levels of many lakes instead of raising them. A little labour expended in clearing out choked up parts of streams would have the result of draining considerable meadow land that could be turned to good account. When lumbering operations fall off there will be but little demand for small power sites.

The intricate system of interior waterways has provided the lumberman with means of floating his logs to the mill. Aside from that use, which will soon largely cease, the waterways are scarcely of sufficient magnitude to be considered in connection with transportation schemes. When frozen over, however, they

give connections to the various winter "bush roads," which will be used by the settler for several years in primary clearing operations. The greatest benefit of the water resources will be derived by the settlers in the form of domestic and farm water and ice supply, with various advantages secured through small local power developments.

Transportation by Road and Rail

The major transportation problems of Maxwellton district have long since been solved. Too often the success of a settlement project depends on the uncertain expectations of a railway line. Many communities, launched under the most promising conditions and successfully passing the initial stages of development, later find themselves unable to forge ahead because of the non-construction of an anticipated railway. With local conditions as favourable as could be found such communities are thus economically barred from enjoying the fruits of success. This most vital necessity is a reality in Maxwellton, the Dominion Atlantic railway, which has already been mentioned, traversing the territory from north to south. The settler, therefore, is not only enabled to reach by rail the immediate vicinity in which he will make his home, but he has the advantages of an operating railroad at his door from the very beginning. Pioneering, therefore, will be without much of the hardship and disadvantages usually experienced.

The main line of the Dominion Atlantic railway runs from Halifax to Yarmouth by way of Windsor, Kentville, Middleton, Annapolis Royal and Digby. It is 217 miles in length. Digby is 151 miles from Halifax, or 66 miles from Yarmouth. The Maxwellton district lies about midway between Digby and Yarmouth. Meteghan station is 37 miles south of Digby, or 29 miles north of Yarmouth. Maxwellton station, which may be considered the centre of the district, is 41 miles from Digby and only 25 miles from Yarmouth. Hectanooga station, which serves the southern part of this district, is a little less than 20 miles from Yarmouth. Sigogne's siding, about half-way between Maxwellton and Hectanooga, affords advantage for loading or unloading cars of freight.

An excellent service, both passenger and freight, is maintained on this line. At Digby connections are made with the Canadian Pacific Steamship Line operating between Digby and St. John, giving in turn direct connection with through trains between St. John and Montreal. At Yarmouth connections are made with steamboats of the Boston and Yarmouth Steamship

Home of Leo Thibault, Mayflower

Mavilette Public School

Company, Limited, which gives a direct service between these points. At Weymouth, which is 21 miles by rail south of Digby and 20 miles north of Maxwellton, the railway crosses Sissibou river near its mouth. Schooners and other small vessels which frequent St. Mary's bay find the mouth of the Sissibou an excellent harbour. It is navigable as far as Weymouth, and considerable exchange of freight takes place at this point. Maxwellton district has thus, at the outset, the benefits of a fully established railway system and connecting steamship service capable of looking after all external transportation business that may ever be expected.

Meteghan and Hectanooga stations are each in charge of an agent who, in addition to looking after the passenger, freight and express business, maintains a commercial telegraph service. Very creditable depot buildings have been erected at these points, with offices, warehouses and waiting rooms. A modern potato warehouse was recently erected at Meteghan and a water tank is located at Hectanooga. Maxwellton is as yet only a flag-station, but officials of the railway have promised to erect buildings and furnish telegraphic and other services as soon as conditions warrant. A siding and loading platform have been in use for many years. Mail and local freight trains stop on signal.

The present service on this line consists of a daily (except Sunday) passenger train carrying mail and express from Halifax to Yarmouth, a similar train from Yarmouth to Halifax, a fast freight with sleeping cars attached leaving Halifax three nights a week and Yarmouth the alternating three nights, and a daily local freight train each way. A connecting boat service between Digby and St. John is available every week day. During the summer months a daily steamship service is maintained between Yarmouth and Boston. The length of this run is 240 miles and the time required is fifteen hours. In the spring and fall months the service is reduced to four times a week and during the winter months to twice a week. Yarmouth is also connected with Halifax by the Canadian Government railway, which follows the south shore.

The highway situation is not so well in hand. The magnificent shore road to the west and the fairly good Hectanooga-Corberrie-Weymouth road to the east practically enclose and surround the district. The interior, however, is lacking in passable roadways, and this feature, probably more than any other, is holding back its development. The advantages of railway service are lost if the few miles of country lying between the

depot and the settlers' home are not made economically passable. This is not a difficult fault to remedy as distances involved are trivial and road-building, while entailing considerable labour, is not a serious problem. The original cost will be comparatively high owing to the rough nature of the country, but it will be offset by the degree of permanency that can be acquired. With a few miles of new roads and reasonable improvement of existing ones the Maxwellton district could be assured of an ideal transportation system.

Amenities of Civilization Maxwellton district is favourably located in relation to existing settlements, railroads and other features of a pleasing or economic nature. In fact, the district cannot be classed in this respect with average new territory under proposals of settlement, which are usually on the extreme limits of the frontier. It occupies a corresponding place in rural location to that of a block of vacant lots in the heart of a city. The amenities of civilization have, in a large measure, been brought within reach of every section and can be made available to every settler with a minimum of effort. They constitute advantages of social intercourse; accessibility to churches, schools and places of entertainment; mail, telephone and telegraphic services; railroad service; rural road system; medical and hospital services, and markets for the produce of the land.

It has already been mentioned that excellent railway facilities are on the ground, that good rural roads surround the district and that on every side are settlements already sufficiently advanced to enjoy the many advantages of civilization. Churches and country stores are within fairly reasonable reach. Schools are located on the outskirts. Mail carriers follow every road, telephone lines are strung on the principal ones, and telegraph wires follow the railway. Daily newspapers are delivered within twenty-four hours of publication. An hour's journey by rail or slightly more by motor car takes one to Yarmouth, where practically all the conveniences and advantages of civilization are available.

With the settlement of the district and the construction of a few miles of new roads that such steps would render immediately imperative every home would be surrounded by and within easy reach of all the advantages enumerated. Pioneering would be robbed in a single season of much of its objectionable nature and the settler would enjoy from the beginning those many advantages and blessings of civilization that enrich

modern life. This is a feature that in itself makes the Maxwellton district desirable. Many people, interested in getting "back to the land," hesitate to give up the amenities of civilization to which they have been accustomed and plunge into a retrograde life in the wilds. Men will hesitate, not on their own account, but for the sake of their wives and children, before embarking on ventures that may lead to narrower lives and restricted prospects so often associated with frontier settlement. In the Maxwellton district living conditions should compare, in a few years, with the best of rural or rural-urban communities in Canada.

A most important consideration in connection with the opening of a new district is its accessibility to ample and ready markets. Usually the settler is able to purchase locally his necessary supplies, as numbers engaged in mercantile pursuits are always to be found on the frontiers. The prices at which goods are sold under such conditions, however, are often exorbitant. Maxwellton district, with a daily rail and mail service at its door, is at the mercy of no monopolist. Settlers are able to take advantage of these services and buy by mail should the local offerings not be acceptable. As a matter of fact, however, the country stores of the district carry a well selected stock reasonably priced.

Even more vital to the success of the agriculturalist is a ready cash market for the various products of the farm. This market must also be within economical reach of the farm in order that carrying charges do not deplete the gross profits. Maxwellton farmers will not be subjected to the necessity of undertaking long hauls to local markets but will ship from the nearest depot on the railway, a distance varying from a hundred yards in the case of those settled nearest a depot to about six or seven miles in the case of those occupying lands farthest from the railway. Local markets and shipping arrangements are as yet in an unsettled condition but systematic organization should quickly overcome such difficulties.

The ultimate markets for this district are numerous, economically accessible, ample and profitable. Boston is one of the principal. Taking Maxwellton as the central shipping point the carriage includes a 25-mile rail haul to Yarmouth and a 240-mile boat carry to Boston. The city of Boston, with a population of 750,000, clamours for all the fruits, vegetables, dairy produce, eggs and poultry that hundreds of Maxwelltons can supply. Within a radius of 100 miles with Boston as centre there are six million people. The demand for foodstuffs they

create is constant and unlimited. Prices paid are good and shipping charges from Maxwellton are reasonable. Strawberries picked in the early afternoon and shipped from Maxwellton on the afternoon express can be placed on the consumer's table in Boston the following noon. This unfailing market should be a great incentive to development of this industry.

The British market for apples is of the very best, and here again the advantage of location is favourable. When it is remembered that Ontario and British Columbia successfully export apples to the British Isles it is easy to estimate the saving in long freight hauls the Maxwellton grower enjoys. The same advantage applies to dairy produce and poultry and eggs.

Without further commenting on the favourable marketing conditions resulting from a strategic location in respect of transportation facilities and large centres of consumption it is sufficient to remind the man seeking a piece of new land that his success often hinges, not on the bulk of his crops, but on their cash receipts. The Maxwellton district is so located as to give a new settler the maximum enjoyment of the amenities of civilization and the benefits of favourable financial conditions.

Trout Stream between Pine and Moose Lakes

A Glimpse of Beautiful Moose Lake

PART III

Opportunities for Settlers and an Outline of the most Advantageous Course of Industry to Pursue

BY reference to the accompanying map it will be seen that approximately one-fourth the entire area is covered by water. Taking the measurements of the district as nine miles in a north and south direction by six miles in an east and west direction a total area of fifty-four square miles is shown. Under the Dominion Lands system of survey, as carried out in Western Canada, this area would represent a township and a half, and would be subdivided into 216 parcels of 160 acres each. Such method of subdivision, however, would not be suitable for a district of this nature.

Extent and Value of the Land

Making allowance for water areas, amounting to one-fourth of the whole district, leaves a net land area of forty and one-half square miles, or 25,920 acres. Roughly speaking, about one-third of this net land area might be classed as arable, and the balance divided about evenly between pasture lands and wood lands. There is practically no waste land in the district. Eventually the proportion of pasturage and wood lands will vary as wood lands not suitable for cultivation are sufficiently cleared to produce pasture. Further, as the district becomes more intensely settled, resulting in a consequent enhanced land value, additional areas will automatically be added to that which might be profitably cleared for cultivation.

These estimates show some 8,640 acres of land suitable for immediate clearing and cultivation, an equal amount suitable in its present state, or with slight improvements, for pasture, and a third area, also approximately equal, that under present conditions could probably be best utilized as wood reserves. Assuming that, on an average, each settler should have 50 acres available for immediate development the average size of a farm would require to be 150 acres. On this basis the Maxwellton district would provide nearly 175 farms. Allowing five persons to a family some 875 souls could be placed on the land. To these could easily be added another 25 per cent representing allied industries or occupations, thus bringing the number of

people that the Maxwellton district could immediately absorb up to 1,000.

As intimated before, this land is all privately owned. The bulk, however, is now on the market and can be purchased at very low prices. Very few owners are inclined to undertake new development work and are anxious to escape payment of taxes. The majority of such owners have no particular interest in these lands. Living in distant parts, they have merely fallen heir to such holdings and, with few exceptions, would readily convert them into cash receipts. Probably the greater part of the district could be purchased to-day at prices ranging from $2 to $6 an acre.

Early Sources of Revenue Once under way there is little to be feared regarding the success of any industrious settler. The most difficult years are likely to be the first two or three, until returns begin to come in. A settler of limited means, having selected his land and made an initial payment thereon, brought in his family, and provided the necessary shelter and equipment to commence pioneer operations, may find his capital running low. For such, the possibility of deriving some revenue to meet living expenses until farm returns are available is a serious factor.

Possibly the earliest returns he can secure from his land will be through a potato crop. Even land for potato growing must be cleared and fertilized, so that the first year is likely to see but a small crop. For his second year, however, the settler should be able to provide ample potato land. Various species of vegetables might be included with potatoes. Strawberries and other small fruits, cereals and live stock products will follow.

At least one good dairy cow should form part of every settler's outfit. Milk, cream and butter for home consumption or sale will thus be available from the start. Ample pasture and wild hay will be found to support a few head of stock till cultivated areas can be provided. A few sheep will be a good investment and an early source of food and revenue. Ready markets will be found for both mutton and wool. In like manner pigs and poultry should be provided as soon as accommodation and fodder can be arranged for.

If these sources of revenue do not supply immediate requirements, it may be necessary for the settler in such instances to devote part of his time during the first year or so to earning

A Typical Maxwellton Hardwood Ridge

Ready for the Plough

money on other work. A few such opportunities might be enumerated here.

In the first place his newly acquired holding probably has resources which may be turned into ready cash. As previously mentioned most of the land is wooded. Though these woods have been culled to a greater or lesser degree there is still much valuable timber left. Wages, at least, can be made by cutting and selling sawlogs, cordwood, ties, pulpwood, stovewood, posts and other forest products. In this connection it might be mentioned that most of the saw-mill operators of the district accept timber in payment of custom sawing. The settler is thus enabled to provide himself with abundance of building material from his own land without any cash outlay.

Should the settler desire to work out during part of the first year or two, he will be able to obtain day labour at almost any time of the year and within reasonable distances. Works on which his labour will be in demand are the building of government roads, which the settlement of the district will make necessary; the maintenance of the railways; winter lumber camps in the interior of the country; summer saw-mills; haying and harvesting in older counties; apple picking in Kings and Annapolis counties; and sundry other undertakings. Generally speaking, it is safe to say that when settlement in the Maxwellton district is seriously undertaken the facilities afforded the pioneers for earning their way during the first two or three critical years will be exceptionally favourable.

Dairying in Maxwellton District

Conditions throughout the Maxwellton district are very favourable for the pursuit of dairying on a small scale or in conjunction with fruit growing and other branches of farming that will be mentioned later. The climate is mild with a long grazing season, water is everywhere abundant and pure, and pasturage is green and well supplied with shade. Flies do not prevail with any degree of severity and health conditions are of the best. While the abundance and nutriment of native pastures is not of the best there seems to be no reason why this cannot be overcome by the introduction of various domestic species of grasses, clovers and vetches. Much of the rough and stony pasture land of this district, now valued at a low figure, could thus be greatly improved.

With the introduction of a good strain of dairy cows, the improvements of pasture lands, the growing of various forms of

fodder, the adoption of the silo, and the carrying out of the details of dairying under the supervision of an agricultural agent excellent results should be obtained. Through a live co-operative marketing agency good prices could no doubt be obtained for all the milk, cream, cheese, and butter offered. A silo should form part of every dairy farmer's plant. Corn, sunflowers, clover, peas, millet, and other cheap fodder grow in abundance and can be cut and stored in a silo in a dry or wet state. They make an excellent fodder for the dairy cow. Roots are also valuable fodder and can be grown and stored with great success. All things considered, this form of farming is capable of the greatest development.

Another most important consideration is the effect such farming would soon have on the general condition of the land. It has been mentioned that the soil is inferior in humus or plant food. Fertilizers are needed to supply this vital element and the growing power of the soil increases in direct proportion to the amount of fertilizer applied to it. Commercial fertilizers are expensive at best and the successful farmer will plan to provide a home substitute as early as possible.

No better fertilizer is to be had for general purposes than barnyard manure. It can be applied to the soil at any time of the year and for the stimulation of any crop, whether field, garden or orchard. The presence of a dairy herd on a farm at once guarantees the enrichment of the soil, so that the benefits thus derived sometimes equal the more direct profits of the sale of dairy products. A few good dairy cows should form part of every settler's investment.

Sheep Raising and Wool Growing

Sheep raising promises to be a very lucrative and profitable branch of farming in Maxwellton district. The experience of those few settlers who have given attention to sheep confirms this general impression. The physical characteristics of the district appear to be especially suitable to this animal. It thrives on the rolling hillsides, where the rough nature of the land and the stony condition of the soil make other branches of farming more or less impracticable.

The mild climate of the district permits the running at large of sheep throughout the entire year. During the few winter months when snow lies on the ground an open shelter and a limited amount of feed will be found necessary, or at least advantageous, but if allowed to run during the day in wooded areas the sheep will find a large part of their fodder. An

abundance of fresh water is everywhere available at all times of the year. Probably no other investment on the farm will yield as favourable returns as a small outlay for a few head of sheep. Returns in both meat and wool are quick, steady and profitable and the cost but trivial.

The sheep is an excellent pioneer. It crops off the young shoots that spring up in cut-over lands, thus improving these lands for pasture and preventing their reverting to woods. A flock of sheep is of great value to a settler in the service they render in both clearing and enriching wild lands. As the country is now practically free of wild animals that might prey on them, the sheep require but little care. Nova Scotia has a very drastic dog law that provides short shift for sheep-killing dogs. The settler in Maxwellton will find many ways in which a few head of sheep can be of value.

Textile manufactures have stated that Nova Scotia grown wool compares favourably with the world's finest qualities. In lustre, whiteness and strength it cannot be surpassed. The provincial Department of Agriculture has inaugurated and is extending a co-operative wool grading system by which all local grown wool is graded and sold in bulk, this ensuring an ample market commanding the top prices. In meat and wool for home use or sale, sheep will give the settler quick and profitable returns.

Fruit and Vegetable Growing

It is perhaps in the growing of small fruits that the Maxwellton district is likely to attain its greatest successes. The rough nature of the land is a detriment to the practice of general farming operations on an extensive scale but on select limited areas conditions for intensive operations are exceedingly favourable. While land suitable for small fruit growing may possibly constitute only a small part of the total area of an average farm, it must be borne in mind that only small plots of ground are required to provide the equivalent of industry in fruit growing as compared with general farming.

In suggesting that an average farm might be comprised of 150 acres it was pointed out that only one-third this area was likely to prove tillable land, the balance consisting of pasturage and woodlands. Of the tillable portion probably a small part only would be required for fruit growing, at least for several years. A settler could, therefore, select the choicest portions of land for horticultural purposes and in so doing there is no doubt he could obtain all the land well suited for such purpose that he could

attend to for many years. If not extensive such areas are at least numerous.

Strawberry culture would appear to be an especially appropriate industry in Maxwellton district. The climate, soil, markets, and other factors necessary to insure the greatest success appear to be favourable. In this connection it has been pointed out by an eminent horticulturist that an acre of strawberries represents in industry and returns the equal of a fifty acre farm conducted on old methods. By selecting a few acres of his best land for intensive fruit frowing the settler can well afford to let his cattle and sheep graze over the rougher areas.

Strawberries have been raised for a few years by a number of settlers in various parts of the locality and have given excellent results both in quality and yield. They are easy to raise and respond readily to care and attention. An ample market is always available at satisfactory prices and transportation facilities have already been provided.

In addition to strawberries practically all small fruits common to mild temperate climates thrive exceedingly well. Mention might be made of such tested species as raspberries, currants and gooseberries. Many additional species would no doubt prove equally satisfactory.

Growing wild the ever favourite blueberry is found in great profusion throughout the entire district. In addition to the ordinary low-bush variety there is found a high-bush variety bearing a fruit of unusual size and flavour. This bush is comparatively rare in other parts of the country and its commercial exploitation in this district is worthy of consideration. Red and black raspberries also grow abundantly and attain an unusual size, especially the black berry. Cranberries are also a native fruit and the conversion of various low areas and bogs with natural flooding facilities into cranberry farms is another enterprise awaiting development.

In the more northerly parts of Digby county the cherry is a favourite cultivated fruit. The cherry carnivals of Digby are an annual event of more than passing interest. There appears to be no reason why this luscious fruit should not be grown with equal success in the Maxwellton district. Plums and pears where tried have proved fully satisfactory. The fine apple orchards of the district have demonstrated that this favourite commercial fruit of Nova Scotia can be produced at Maxwellton with as marked a degree of success as that attained in the famous Annapolis valley. In fact officers of the Provincial Agricultural College have even suggested that the district

Scene at Briar Lake Post Office

Typical Pasture Lands of Maxwellton District

appears to have certain advantages in excess of those found in the more northerly but better known counties of Kings and Annapolis.

Equal success in the production of vegetables can be expected though as ready a market may not be found at first. This objection will be largely overcome when there are sufficient numbers of settlers to perfect an organization for co-operative marketing. More attention might be given to the production of certain species in greatest demand, for instance in the cultivation of the new Montreal melon, in asparagus, in certified seed potatoes or other selected products. The possibilities in store for the settler who makes a speciality of this very interesting and intensive branch of farming are exceedingly attractive.

Mixed Farming for New Settlers

The homeseeker contemplating locating at Maxwellton will be well advised to lay his plans with a view to following up a general mixed farming policy during initial years. In the early stages of development it will be found that small investments divided among the main branches of farming are likely to prove more helpful and less risky than a single investment in one special line.

For supplying farm power a pair of horses or a yoke of oxen will be required. Many settlers throughout this section still prefer oxen, especially during pioneer years. At least one good dairy cow is essential and three or four will not be too many at the start. As previously mentioned a few sheep will prove profitable. Early arrangements should be made for the keeping of a few pigs, at least enough to supply the settler's own requirements in pork and lard. Where cows are kept and cream sold the skim-milk can be turned to extra profit by feeding young pigs. Roots and vegetables are easily raised and make excellent fodder for growing pigs, so that, with the exception of a very little grain which may have to be purchased for finishing, a pork supply is gained principally as a by-product. In like manner poultry is equally profitable. Temporary buildings to shelter a few pigs and a small flock of poultry are cheap and easy to provide, the initial outlay and additional cost of raising are small and the returns in meat, lard, eggs and fowl, whether for home use or for sale, will be welcome and profitable.

The Maxwellton district is not suited to growing grain on an extensive scale, because the broken nature of the surface prevents the making of large fields so essential to most econom-

ical methods. On smaller scales all common varieties of grain do exceedingly well and the production of limited quantities for home use is advisable. Fodders, such as corn, sunflowers, clovers, vetches, buckwheat and roots, are easy to grow. But little fodder will have to be purchased to raise the various farm animals suggested. While each division may appear trivial the total gain during the course of a year will be found well worthy the effort. As the district becomes better settled and each man discovers his particular advantages there will doubtless develop more specialized lines of work.

Small Related Industrial Opportunities With the development of the Maxwellton district there will arise several openings for the establishment of inter-allied industries of a minor nature. When a sufficient number of dairy cows are introduced, a creamery or cheese factory will be necessary to care for the output of cream or milk. In like manner warehouses or plants will be required to take care of other farm products, such as meat, poultry, eggs, fruit and vegetables.

Not only will primary operations leading up to the shipping and marketing of farm produce be necessary but there will be excellent opportunities for the establishment of various small industries which will utilize native resources. The following are suggested as illustrating a few lines. At present practically all cured meat is imported. A pork-packing or meat-curing plant is worthy of consideration. Tanning, leather-working and shoemaking are other possibilities. Even more promising would be the introduction of woollen industries, which perhaps more than any other similar work is becoming popular as a small shop or individual craft. There is a growing demand for woollen products so made and it promises to increase.

The great quantities of birch, beech, maple and ash suggest hardwood working industries. Power for small plants is available, and the local manufacture of these woods, besides increasing the industrial activity of the settlement, would provide a market for the settler to dispose of his trees when clearing his land. Hardwood flooring, dowels, tool handles and other articles could be made to advantage.

When fruit-growing becomes firmly established a cannery might follow, as also a pickle factory, and a cider and vinegar plant. The wide range of fruits and vegetables that can be grown, together with favourable industrial and transportation facilities, should guarantee the success of various such undertakings.

Residence of Edmund Melanson, Corberrie

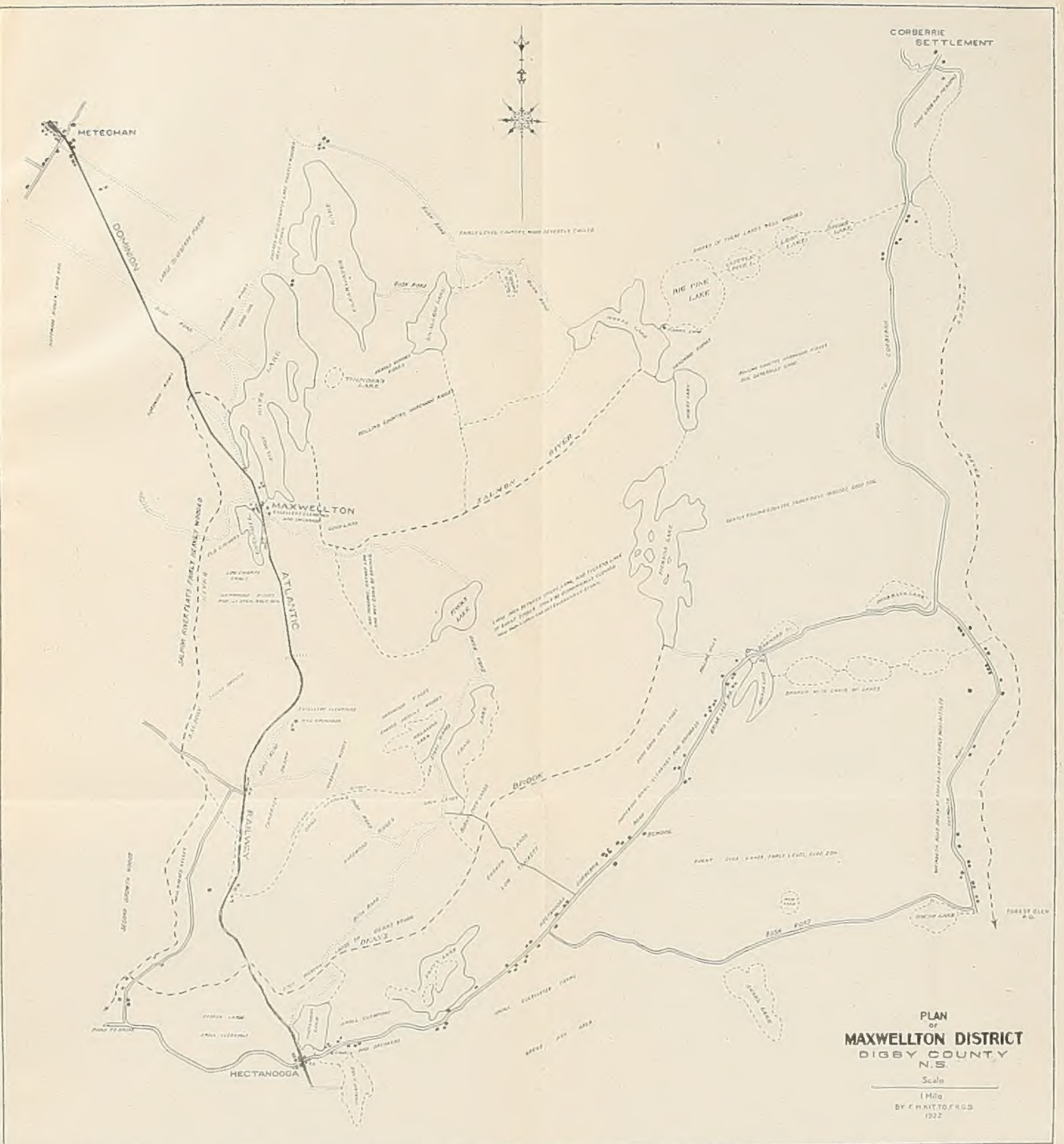
Cidermaking at Maxwellton

Sources of Further Information

Maxwellton district lies in the province of Nova Scotia and is under the jurisdiction of the Nova Scotia Provincial Government. The organization particularly concerned with the development of the district, and having charge of any actual movements in connection therewith, is the Nova Scotia Department of Industries and Immigration, with headquarters at Halifax. Requests for further information of a specialized nature should therefore be addressed to the Secretary of that department.

The Dominion Atlantic Railway Company is, of course, very much interested in the development of this district, through which its main line passes. Much valuable information, especially relating to passenger and freight rates, can be secured by writing to the General Passenger Agent of this railway at Halifax. Hints on general farming and fruit growing can be secured from the Superintendent of the Dominion Experimental Farm, Kentville, Nova Scotia, or the Provincial Agricultural College, Truro, Nova Scotia.

This report has been prepared from information obtained by a direct field examination of the district concerned. The work was carried out at the request of and in co-operation with the Nova Scotia Department of Industries and Immigration by the Natural Resources Intelligence Service of the Dominion Department of the Interior, Ottawa. Inquiries for further information, if directed to this Service, will be cheerfully answered, or additional copies of this report will be mailed free to any address furnished.



PLAN
of
MAXWELLTON DISTRICT
DIGBY COUNTY
N.S.

Scale
1 Mile

BY F.H. KITTO F.R.G.S.
1922

Prepared by the Natural Resources Intelligence Service, Dept of the Interior.

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OTTAWA
F. A. ACLAND
PRINTER TO THE KING'S MOST EXCELLENT MAJESTY
1924